



Eastwood Close, Sutton, CB6 2RH

**CHEFFINS**



## Eastwood Close

Sutton,  
CB6 2RH

- Extended Detached House
- 4 Bedrooms
- 3 Reception Rooms
- Attractive Gardens, Driveway & Double Garage
- Overlooking the Church to the Rear
- Popular Cul De sac
- No Upward Chain
- Freehold / Council Tax Band F / EPC Rating E

An extended detached home situated within a most popular cul de sac with views of the church to the rear. Offered for sale with no upward chain, accommodation comprises on the ground floor, entrance hall, shower room, lounge, dining room, kitchen, utility, family room and rear lobby with pantry. On the first floor there are 4 bedrooms and the family bathroom. Outside there are established well maintained gardens, a driveway and double garage.

To appreciate the spacious accommodation and location, a viewing is highly recommended.

4 1 3



**Guide Price £464,950**



## LOCATION

Sutton provides a range of day to day shopping facilities with a primary school and a range of village amenities. Sutton is approximately 6 miles west of Ely on the A142. Ely provides a full range of shopping, schooling and sporting facilities with a mainline rail service via Cambridge (15 miles) to London.



## ENTRANCE HALL

With door to front aspect, stairs to first floor with understairs storage cupboard, radiator.

## SHOWER ROOM

With modern suite comprising built-in WC and wash basin with storage units, shower cubicle, heated towel rail.

## LOUNGE

With double glazed window to front aspect, television point, gas fire with marble surround, 2 radiators, glazed doors to:

## DINING ROOM

With door and double glazed window onto rear garden giving an attractive view of the church, radiator.

## KITCHEN

With double glazed window to rear aspect with attractive view of the church, sink unit and drainer, fitted with a range of matching wall and base level storage units, work surfaces and drawers, electric double oven, hob and extractor hood, cupboard housing central heating boiler, radiator.

## UTILITY ROOM

With double glazed window and door to rear garden, stainless steel sink unit and drainer, base level storage units and work surfaces, plumbing for washing machine.

## FAMILY ROOM

With double glazed window and doors onto rear garden giving an attractive

view of the church, ornamental fireplace, radiator.

## REAR LOBBY

With door to garage and shelved pantry.

## FIRST FLOOR LANDING

With double glazed window to side aspect, access to loft which has a ladder and light connected, airing cupboard housing hot water cylinder, radiator.

## BEDROOM 1

With double glazed window to rear aspect giving an attractive view of the church, built-in double wardrobes, radiator.

## BEDROOM 2

With double glazed window to front aspect, radiator.

## BEDROOM 3

With double glazed window to front aspect, built-in double wardrobe, radiator.

## BEDROOM 4

With double glazed window to rear aspect giving an attractive view of the church, radiator.

## BATHROOM

With built-in WC and wash basin with storage units beneath, panelled bath with shower, double glazed window to front aspect, heated towel rail.

## OUTSIDE

To the front of the property there is an open plan lawned garden with established planting and mature Willow tree. To the rear there is a west facing garden overlooking the church which has an extended area of paved patio leading onto a lawn with well stocked and established borders.

## AGENTS NOTES

The property was subject to an insurance claim for potential subsidence in 2001. A Structural Engineers report was carried out which recommended the Willow tree in the front garden should be pruned every 2 years. A copy of this report is available from Cheffins.

For more information on this property please refer to the Material Information Brochure on our website.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







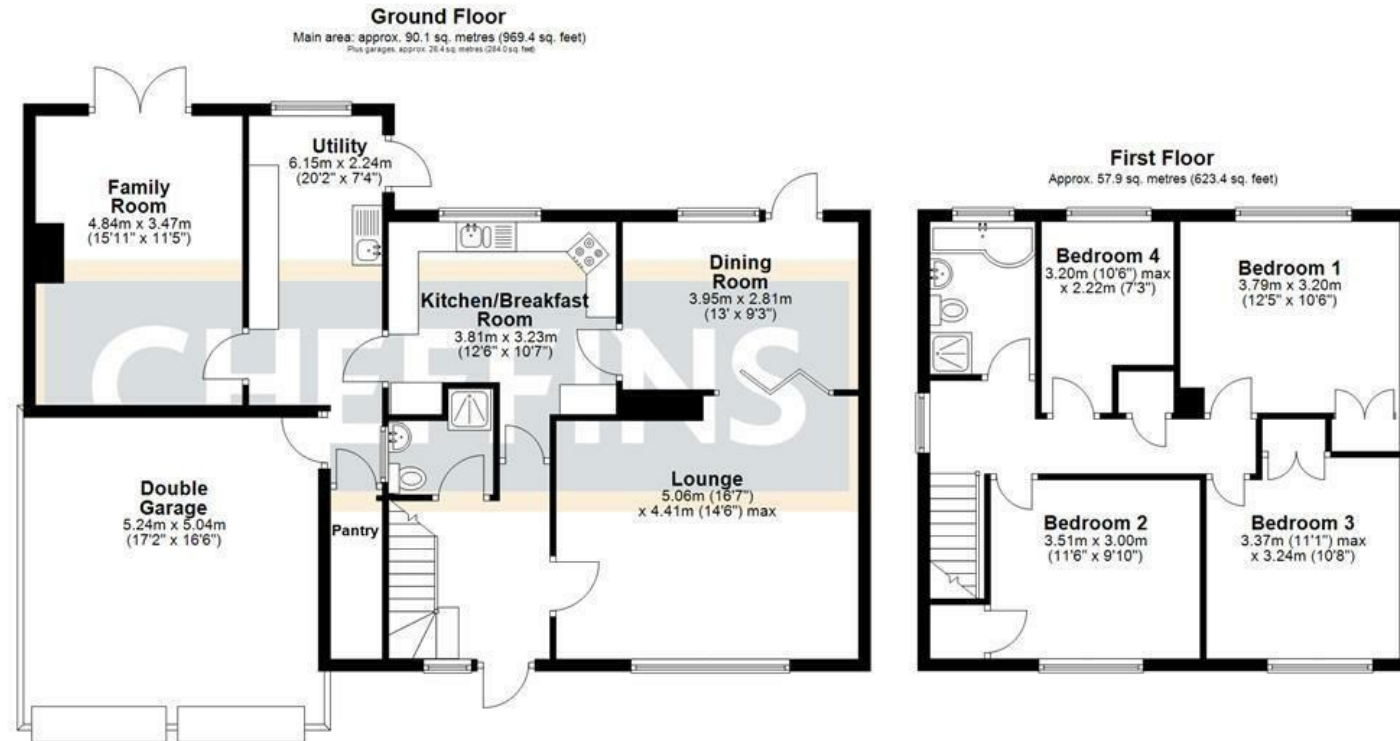


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £464,950  
 Tenure – Freehold  
 Council Tax Band – F  
 Local Authority – East Cambs District Council







Main area: Approx. 148.0 sq. metres (1592.7 sq. feet)  
Plus garages: approx. 26.4 sq. metres (284.0 sq. feet)

25 Market Place, Ely, CB7 4NP  
01353 654900 | [ely@cheffins.co.uk](mailto:ely@cheffins.co.uk) | [cheffins.co.uk](http://cheffins.co.uk)

